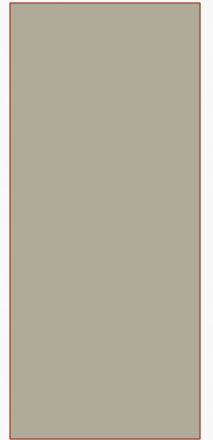


# THE VILLAGE

MASTER PLAN



# LAND USE SUMMARY

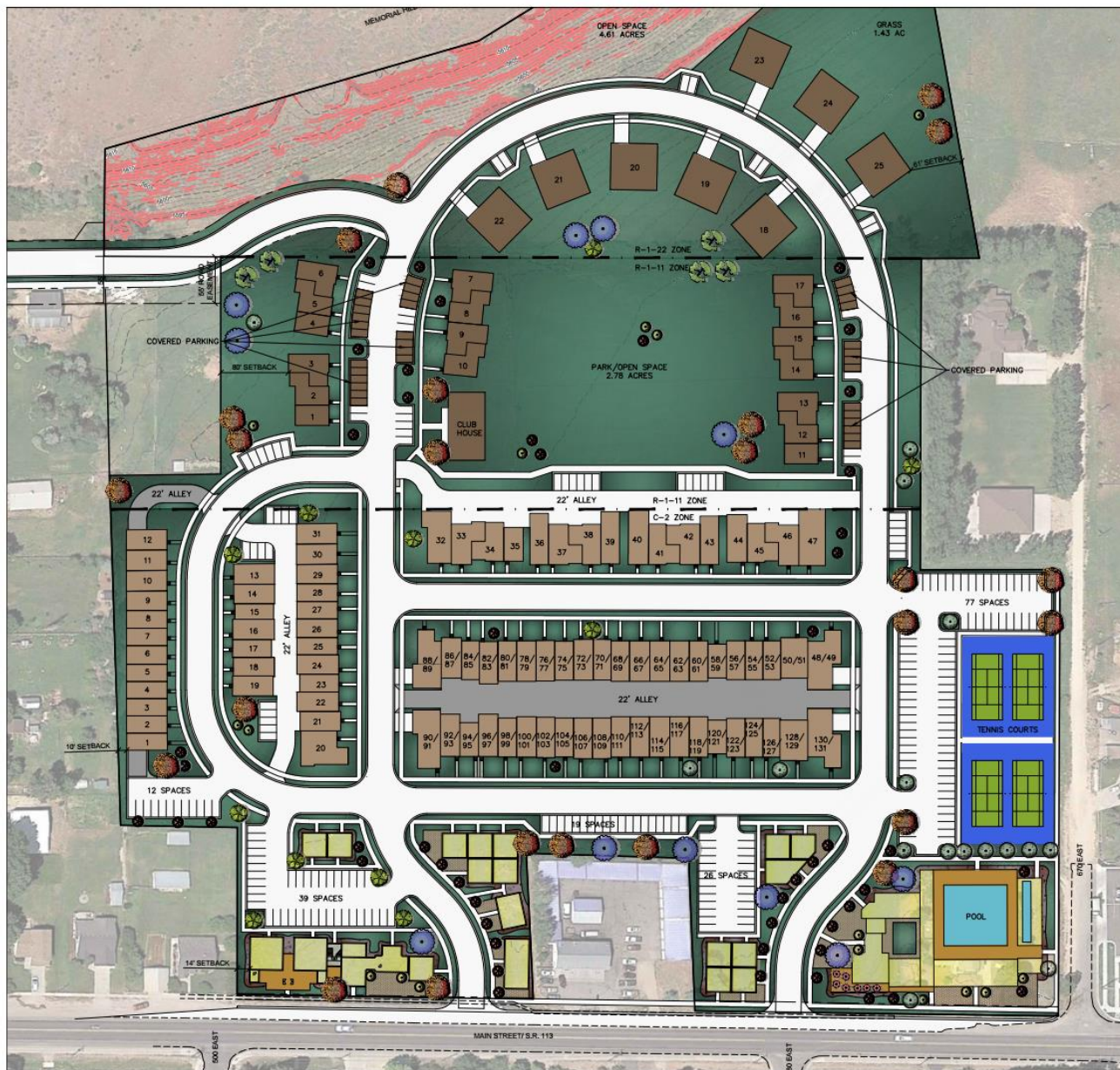
- 27.47 acres total, 9.7 acres of open space
- C-2, R-1-11, & R-1-22 zones
- 63,250 square feet of commercial space
- 131 townhomes, 25 cottages homes
- 6 phases
- Sensitive lands
  - Slopes 25% and greater

# MASTER PLAN REQUIREMENTS

- General feasibility
- Water rights
  - Held in escrow by the City before the master plan agreement is recorded
- Roads/traffic circulation
- Sensitive lands protection
- Open space







AREA

TOTAL PROJECT AREA 27.47 ACRES

C2 ZONE 13.29 ACRES

R-1-11 ZONE 5.77 ACRES

R-1-22 ZONE 7.64 ACRES

R.O.W. DEDICATION 0.17 ACRES

DENSITY C-2

	PAD (SF)	100%	GROSS (SF)	100%
TOTAL	157,649	100%	316,248	100%
COMMERCIAL	50,250	32%	63,250	20%
RESIDENTIAL	107,399	68%	252,998	80%

NOTES:

- UNITS 1-12 AND 48-131 ARE CONSIDERED 3 STORIES
- UNITS 13-47 ARE CONSIDERED TWO STORIES
- SPORTS CLUB AND POOL (26,737 SF) CONSIDERED TO BE 1 STORY, 55% OF THE REMAINING COMMERCIAL BUILDINGS TO BE 2 STORY.

DENSITY PUD

ZONE	AREA	ALLOWED DENSITY	ALLOWED UNITS	UNITS IN PLAN
R-1-11	5.77	3.0	17.3	17
R-1-22	7.64	8.1	62.1	62

R-1-22 DENSITY ANALYSIS

SLOPE	AREA	DENSITY	PERMITTED UNITS
<10%	3.17	2.00	6.34
10%-15%	1.40	1.00	1.40
15%-20%	0.96	0.20	0.19
20%-25%	0.94	0.10	0.09
>25%	1.17	0.05	0.06
	7.64		8.08

OPEN SPACE-PUD

ZONE	AREA	OPEN SPACE	%
R-1-11	5.77	3.95	69%
R-1-22	7.62	6.35	83%

PARKING-COMMERCIAL

TOTAL PARKING SPACES 173 SPACES

54 OFFSITE USERS AT POOL AND SPORTS CLUB 27 SPACES

36,513 SF OF COMMERCIAL 146 SPACES

NOTES:

- THE FINAL NUMBER OF REQUIRED SPACES WILL DEPEND ON THE BUILDING TENANT, USE AND FINAL BUILDING DESIGN.
- POOL AND SPORTS CLUB IS 1 SPACE PER 2 OFFSITE USERS.
- COMMERCIAL PARKING ESTIMATED AT 1 SPACE PER 250 SF
- POOL AND SPORTS CLUB USERS FROM WITHIN THE DEVELOPMENT DO NOT NEED PARKING.

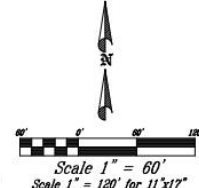
RESIDENTIAL PARKING NOTES:

R-1-22 ZONE EACH UNIT HAS A 2+ CAR GARAGE, THERE ARE 6 VISITOR PARKING SPACES FOR THE 8 UNITS.

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UNITS 48-131 ARE 2 BEDROOM UNITS WITH A 2 CAR GARAGE FOR EACH UNIT. NO SURFACE PARKING IS REQUIRED FOR THESE UNITS.



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PAUL B. HERS, P.E.

SERIAL NO. 220595

DATE: 31 MAR 2021

LUSTER THE VILLAGE

MASTER PLAN

**BERG ENGINEERING**

RESOURCE GROUP, P.C.

380 E Main St. Suite 204,

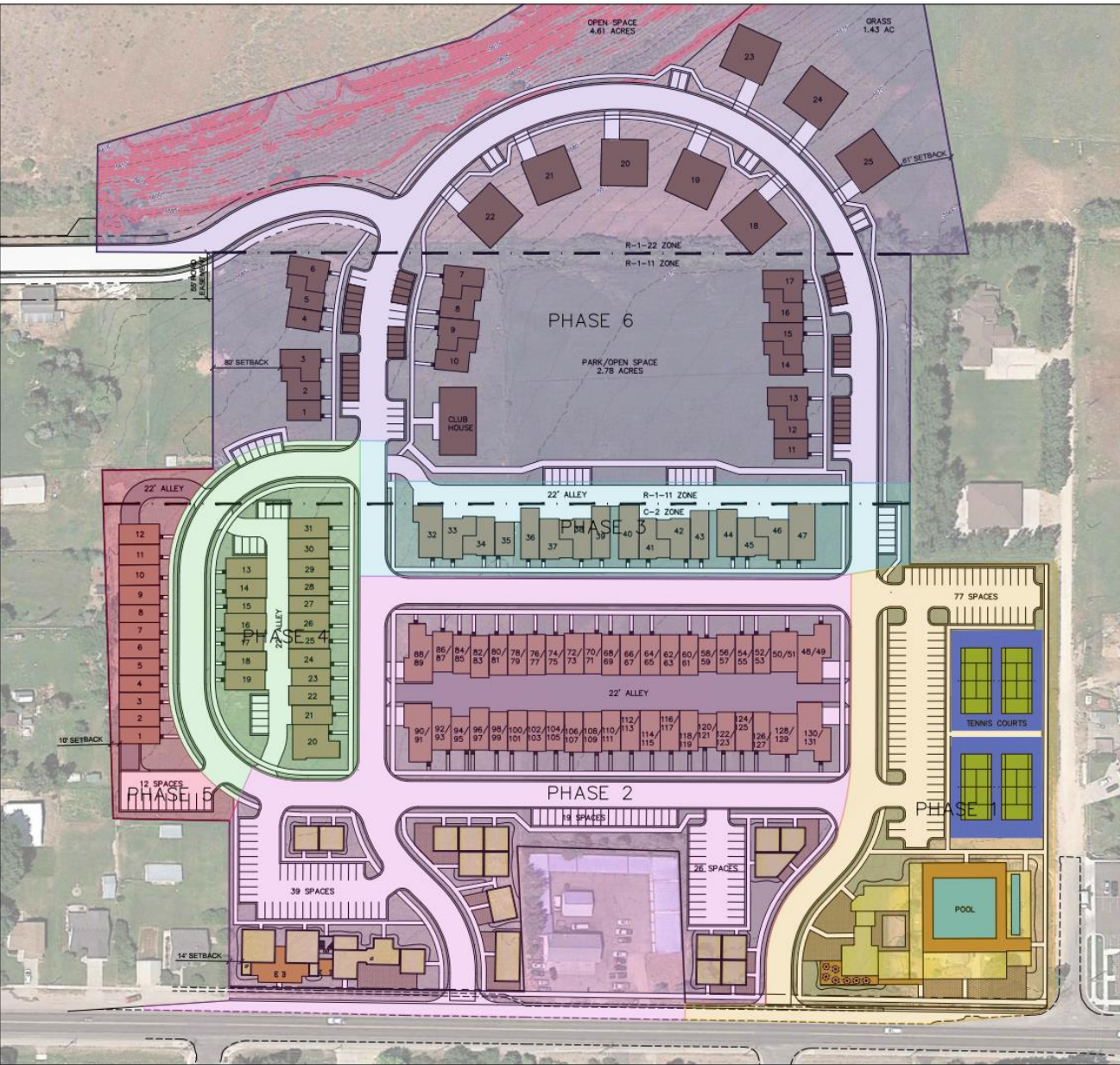
Midway, UT 84049

PH: (435) 625-9789

DESIGN BY: CNB DATE: 31 MAR 2021 SHEET 3

DRAWN BY: CNB REV:





AREA

TOTAL PROJECT AREA	27.47 ACRES
C-2 ZONE	13.29 ACRES
R-1-11 ZONE	5.77 ACRES
R-1-22 ZONE	7.44 ACRES
R.O.W. DEDICATION	0.17 ACRES

- LEGEND
- NON-BUILDABLE AREA (25%+ SLOPES)
  - COMMERCIAL BUILDINGS (50,250 SF)
  - RESIDENTIAL BUILDINGS C-2 ZONE (131 UNITS) (106,292 SF)
  - PUD UNITS (25 UNITS) (49,537 SF)

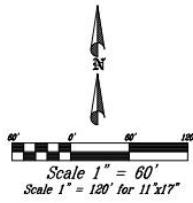
NOTES

TEMPORARY CUL-DE-SACS TO BE INSTALLED WITH PHASE 3 AS SHOWN.

PHASING PLAN

PHASE	AREA	COMMERCIAL	RESIDENTIAL	RESIDENTIAL UNITS	OPEN SPACE
1	3.46 AC	8,690 SF	29,052 SF	20	N/A
2	7.55 AC	20,540 SF	49,276 SF	84	N/A
3	1.71 AC	0 SF	23,265 SF	16	N/A
4	1.95 AC	0 SF	21,260 SF	19	N/A
5	0.85 AC	0 SF	12,486 SF	12	N/A
6	12.57 AC	0 SF	52,561 SF	225	14.03 ACRES
				176	

PHASE	IRRIGATED AREA	NON-IRRIGATED HILLSIDE
1	0.73 AC	0 AC
2	1.51 AC	0 AC
3	0.43 AC	0 AC
4	0.56 AC	0 AC
5	0.36 AC	0 AC
6	5.08 AC	5.25 AC



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PAUL B. HERR, P.E.  
SERIAL NO. 220095  
DATE: 31 MAR 2021

LUSTER  
THE VILLAGE

PHASING PLAN

**BEACON ENGINEERING**  
RESOURCE GROUP, P.C.  
380 E Main St. Suite 204,  
Midway, UT 84049  
ph: (801) 655-9749

DESIGN BY: CNB  
DRAWN BY: CNB

DATE: 31 MAR 2021  
REV:

SHEET  
5

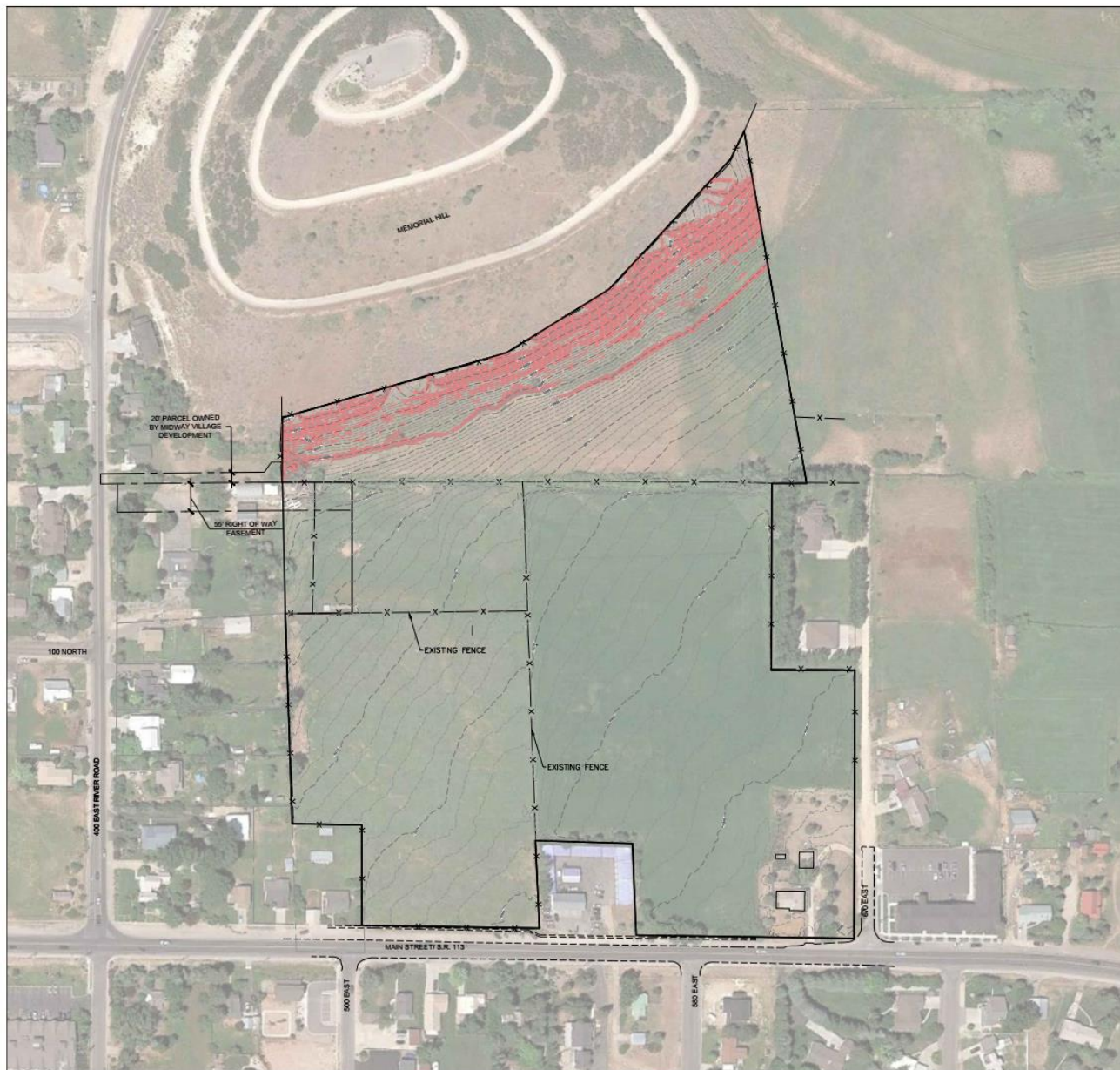
# MOTION ITEMS FROM 5-4-2021

- Traffic study
- Sensitive lands
- Site visit for River Road entrance
- Water rights requirement
- Fire District alley width concerns
- Fire District 150 fire access and fire sprinklers
- Mitigating impacts on neighbors

# MOTION ITEMS FROM 5-4-2021

- Traffic study
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#### SENSITIVE LANDS NOTES

##### LANDSLIDES

THE LANDSLIDE HAZARD POTENTIAL ON THE PROPERTY IS LOW PER THE MIDWAY CITY LANDSLIDE AND PROBLEM SOIL MAP CONTAINED IN THE CITY GENERAL PLAN.

##### SHALLOW GROUND WATER

THE PROPERTY DOES NOT CONTAIN SHALLOW GROUND WATER PER MAP 26 OF THE GENERAL PLAN. PLEASE SEE THE GEOTECHNICAL REPORT FOR MORE INFORMATION.

##### SPRINGS, STREAMS OR SEEPS

NO SPRINGS, STREAMS OR SEEPS HAVE BEEN FOUND ON THE PROPERTY.

##### ALLUVIAL FANS

NO ALLUVIAL FANS ARE FOUND ON THE PROPERTY PER MAP 26 OF THE WASATCH COUNTY GENERAL PLAN.

##### FLOOD HAZARDS

THERE ARE NO 100 YEAR FEMA FLOOD HAZARDS ON THIS PROPERTY PER FEMA MAPS.

##### WETLANDS

NO WETLANDS ARE ON THE PROPERTY PER THE NATIONAL WETLANDS INVENTORY PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.

##### FAULT LINES

NO FAULT LINES CROSS THE PROPERTY PER MAP 26- FLOOD HAZARDS, EARTHQUAKE HAZARDS AND PROBLEM SOILS OF THE WASATCH COUNTY GENERAL PLAN.

##### VEGETATION REMOVAL

EXISTING HAY FIELD WILL BE DISTURBED FOR CONSTRUCTION OF HOMES, COMMERCIAL BUILDINGS, ROADS AND PARKING. TOPSOIL WILL BE STORED FOR USE ON SITE. EXCESS SOIL MATERIALS TO BE DISPOSED OF. TREES ON MEMORIAL HILL WILL BE PRESERVED. TREES ALONG THE NORTH DITCH BANK WILL BE REMOVED AND DISPOSED OF.

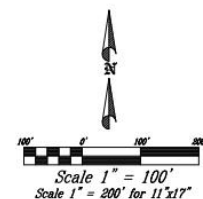
##### WATER QUALITY

STORM WATER RUNOFF WILL BE COLLECTED AND RETAINED ON SITE. STORM WATER POLLUTION PREVENTION MEASURES WILL BE INSTALLED DURING CONSTRUCTION. MEASURES INCLUDE SILT FENCING, STABILIZED CONSTRUCTION ENTRANCE AND INLET PROTECTION.

#### LEGEND

NON-BUILDABLE AREA  
(25%+ SLOPES)

EXISTING FENCE



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PAUL S. HINGO, P.E.  
SERIAL NO. 220009  
DATE: 31 MAR 2021

LUSTER THE VILLAGE	
SENSITIVE LANDS MAP	
RESOURCE GROUP, P.C. 380 E Main St. Suite 204, Midway, UT 84049 PH: (435) 855-9749	
DESIGN BY: CNB	DATE: 31 MAR 2021
DRAWN BY: CNB	REV: 2

# MOTION ITEMS FROM 5-4-2021

- Traffic study
- Sensitive lands
- **Site visit for River Road entrance**
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- Fire District alley width concerns
- Fire District 150 fire access and fire sprinklers
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# MOTION ITEMS FROM 5-4-2021

- Traffic study
- Sensitive lands
- Site visit for River Road entrance
- **Water rights requirement**
- Fire District alley width concerns
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- Mitigating impacts on neighbors

# ESTIMATED WATER RIGHTS

- Water rights must be submitted to the City before the master plan agreement is signed
- 192.16 acre feet Water Board recommendation
- New estimation 179.81 acre feet
- Water Board will review the new estimation on June 7th

# MOTION ITEMS FROM 5-4-2021

- Traffic study
- Sensitive lands
- Site visit for River Road entrance
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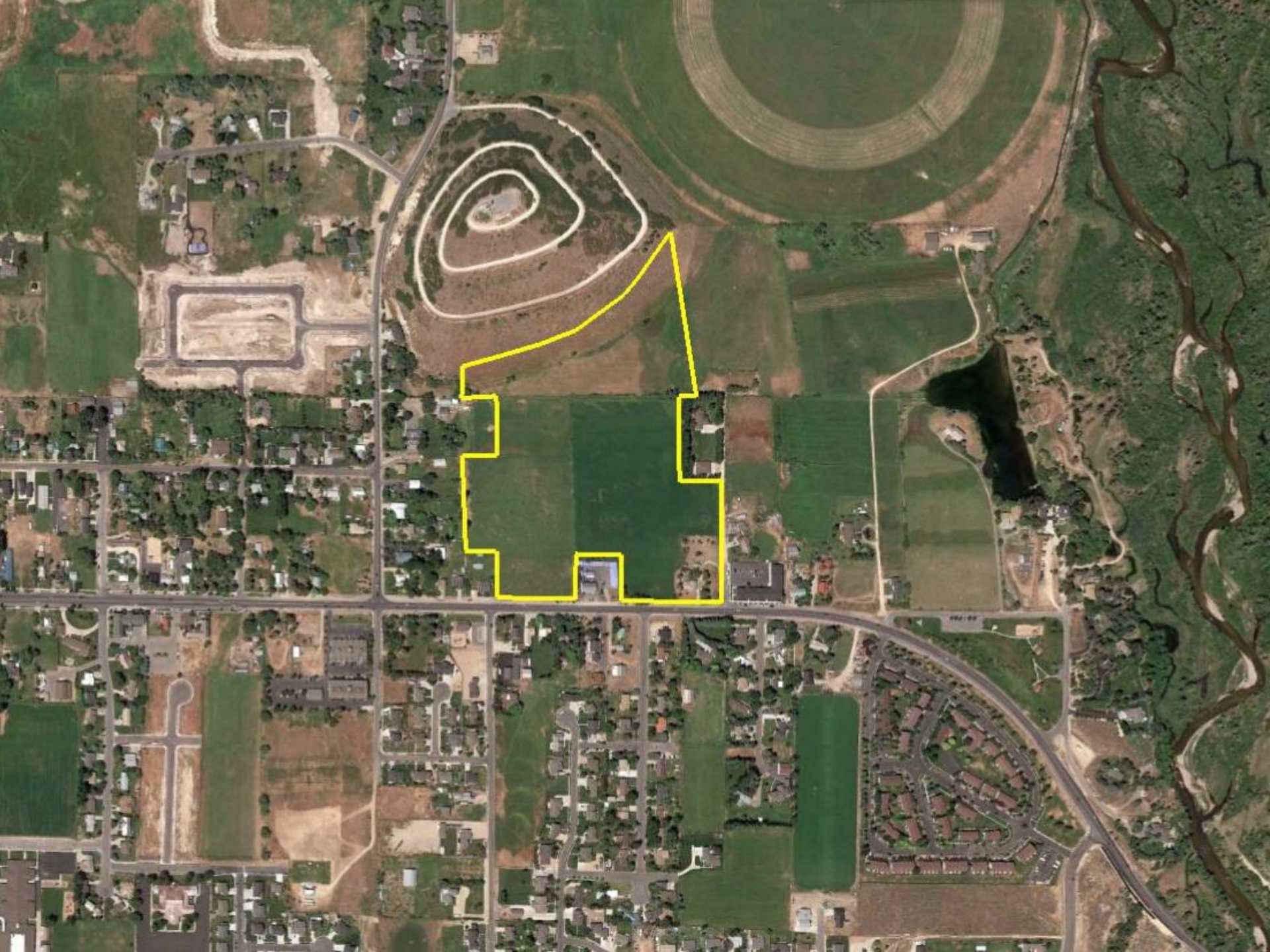


# MITIGATING IMPACTS ON NEIGHBORS

- Master Plan General feasibility
  - Water rights
    - Held in escrow by the City before the master plan agreement is recorded
  - Roads/traffic circulation
  - Sensitive lands protection
  - Open space
- Each phase will need preliminary and final approval and a conditional use permit
  - Details for mitigation would be reviewed during the approval process



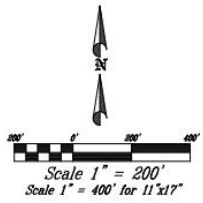









- LEGEND
- NON-BUILDABLE AREA (25%+ SLOPES)
  - COMMERCIAL BUILDINGS (50,250 SF)
  - RESIDENTIAL BUILDINGS C-2 ZONE (131 UNITS) (9.86 UNITS/AC)
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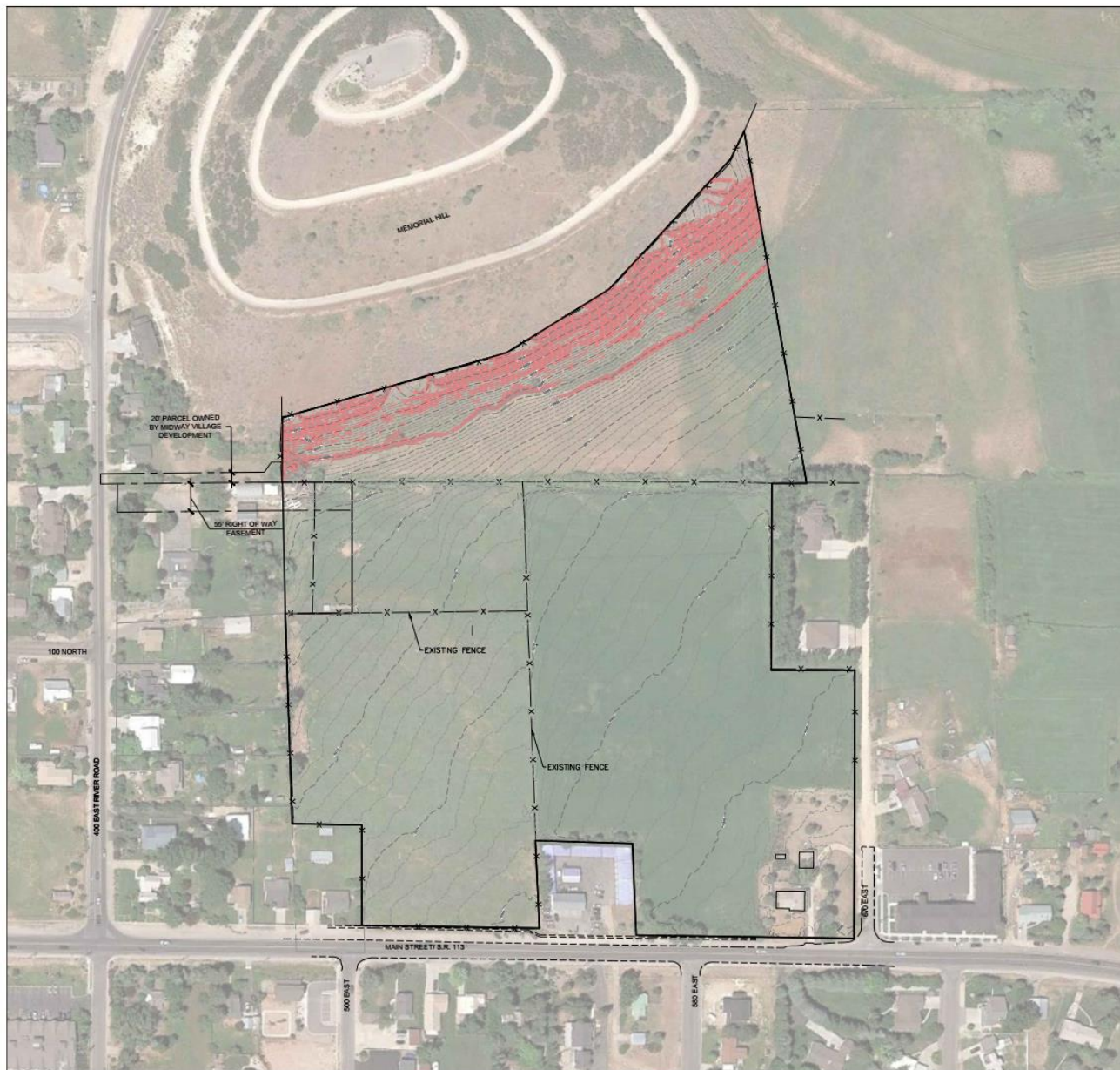


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PAUL E. BERG, P.E.  
SERIAL NO. 200290  
DATE: 31 MAR 2021

LUSTER THE VILLAGE		
VICINITY MAP		
 <b>ENGINEERING</b>		
RESOURCE GROUP, P.C. 380 E Main St. Suite 204, Midway, UT 84049 ph. (435) 457-9749		
DESIGN BY: CNB DRAWN BY: CNB	DATE: 31 MAR 2021 REV:	SHEET 1





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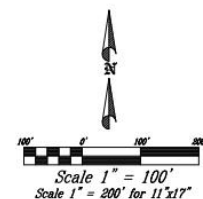
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#### LEGEND

NON-BUILDABLE AREA  
(25%+ SLOPES)

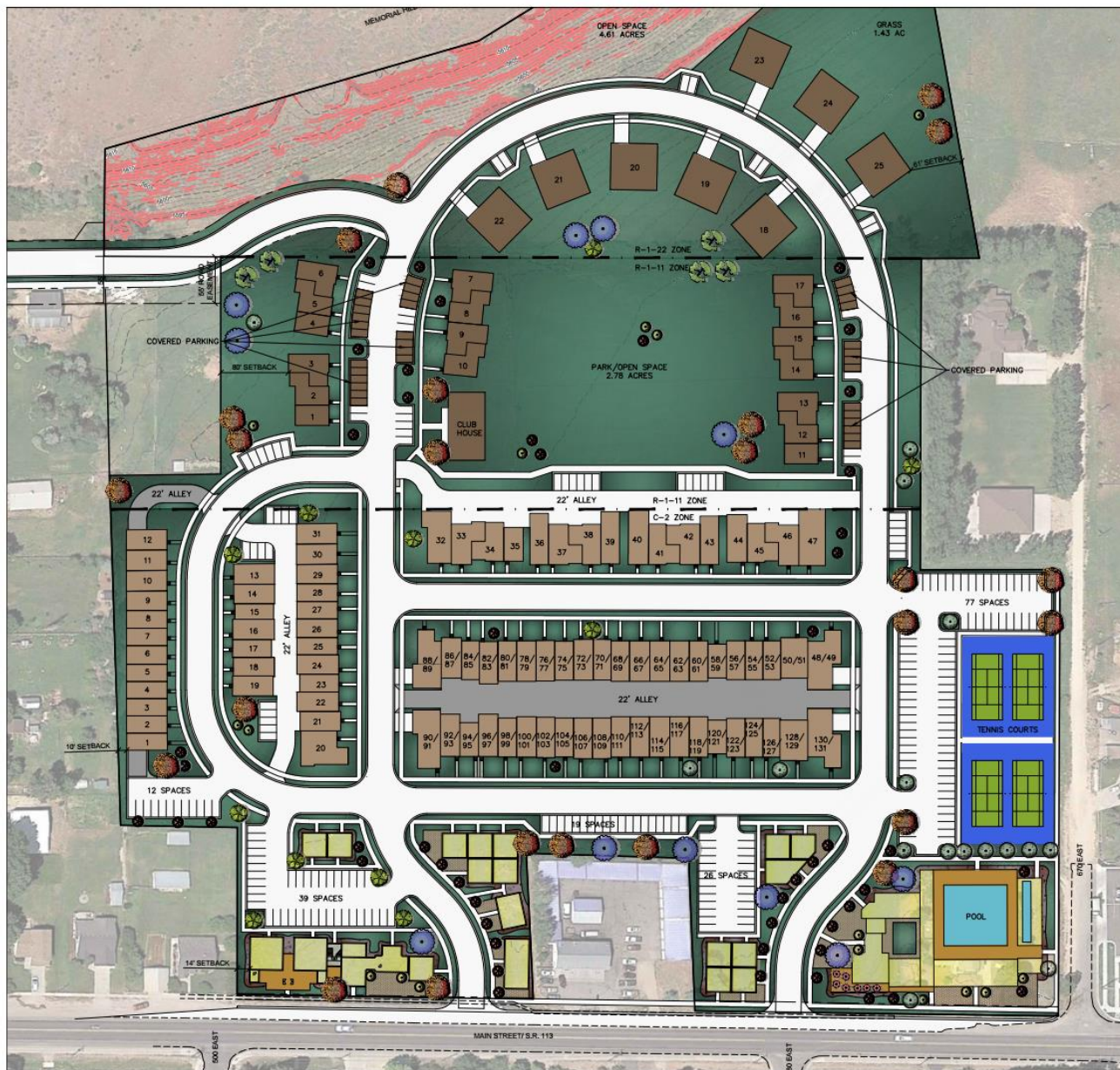
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LUSTER THE VILLAGE	
SENSITIVE LANDS MAP	
RESOURCE GROUP, P.C. 380 E Main St. Suite 204, Midway, UT 84049 PH: (435) 855-9749	
DESIGN BY: CNB	DATE: 31 MAR 2021
DRAWN BY: CNB	REV: 2





AREA			
TOTAL PROJECT AREA	27.47 ACRES		
C-2 ZONE	13.29 ACRES		
R-1-11 ZONE	5.77 ACRES		
R-1-22 ZONE	7.64 ACRES		
R.O.W. DEDICATION	0.17 ACRES		

#### DENSITY C-2

	PAD (SF)	100%	GOODS (SF)	100%
TOTAL	157,649	100%	316,248	100%
COMMERCIAL	50,250	32%	63,250	20%
RESIDENTIAL	107,399	68%	252,998	80%

#### NOTES:

- UNITS 1-12 AND 48-131 ARE CONSIDERED 3 STORIES
- UNITS 13-47 ARE CONSIDERED TWO STORIES
- SPORTS CLUB AND POOL (26,737 SF) CONSIDERED TO BE 1 STORY, 55% OF THE REMAINING COMMERCIAL BUILDINGS TO BE 2 STORY.

#### DENSITY PUD

ZONE	AREA	ALLOWED DENSITY	ALLOWED UNITS	UNITS IN PLAN
R-1-11	5.77	3.0	17.3	17
R-1-22	7.64	SEE TABLE	8.1	8
			25.4	25

#### R-1-22 DENSITY ANALYSIS

SLOPE	AREA	DENSITY	PERMITTED USES
<10%	3.17	2.00	6.34
10%-15%	1.40	1.00	1.40
15%-20%	0.96	0.20	0.19
20%-25%	0.94	0.10	0.09
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	7.64		8.08

#### OPEN SPACE-PUD

ZONE	AREA	OPEN SPACE	%
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R-1-22	7.62	6.35	83%

#### PARKING-COMMERCIAL

TOTAL PARKING SPACES	173 SPACES
54 OFFSITE USERS AT POOL AND SPORTS CLUB	27 SPACES
36,513 SF OF COMMERCIAL	146 SPACES

#### NOTES:

- THE FINAL NUMBER OF REQUIRED SPACES WILL DEPEND ON THE BUILDING TENANT, USE AND FINAL BUILDING DESIGN.
- POOL AND SPORTS CLUB IS 1 SPACE PER 2 OFFSITE USERS.
- COMMERCIAL PARKING ESTIMATED AT 1 SPACE PER 250 SF
- POOL AND SPORTS CLUB USERS FROM WITHIN THE DEVELOPMENT DO NOT NEED PARKING.

#### RESIDENTIAL PARKING NOTES:

R-1-22 ZONE EACH UNIT HAS A 2+ CAR GARAGE, THERE ARE 6 VISITOR PARKING SPACES FOR THE 8 UNITS.

R-1-11 ZONE EACH UNIT HAS 2 COVERED PARKING SPACES THERE ARE 11 VISITOR PARKING SPACES FOR THE 17 UNITS IN THIS ZONE.

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UNITS 48-131 ARE 2 BEDROOM UNITS WITH A 2 CAR GARAGE FOR EACH UNIT. NO SURFACE PARKING IS REQUIRED FOR THESE UNITS.

#### LEGEND

- NON-BUILDABLE AREA (25%+ SLOPES)
- COMMERCIAL BUILDINGS (23,513 SF OF PADS + 26,737 SF POOL/SPORTS CLUB)
- RESIDENTIAL BUILDINGS C-2 ZONE (131 UNITS) (9.86 UNITS/AC)
- PUD UNITS (25 UNITS)
- BASEMENT LEVEL ALLEYWAY

#### BUILDING AND SETBACK NOTES:

- ONLY 4 PUD UNITS PER STRUCTURE (16.16.B.A.6)
- VARIED FRONT SETBACKS OF 30', 37.5', AND 40' IN PUD ZONES (16.16.B.A.4.C)
- ALL PUD UNITS ARE SETBACK AT LEAST 60' FROM NEIGHBORING PROPERTY OWNERS (16.16.B.A.4.A)
- ALL COMMERCIAL BUILDINGS ALONG MAIN STREET COMPLY WITH THE 10' MIN.-30' MAX. FRONT SETBACK
- 45' CLEAR SPACE IS PROVIDED AT ALL INTERSECTIONS

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 PAUL B. BROS. P.E.  
 SERIAL NO. 220595  
 DATE: 31 MAR 2021



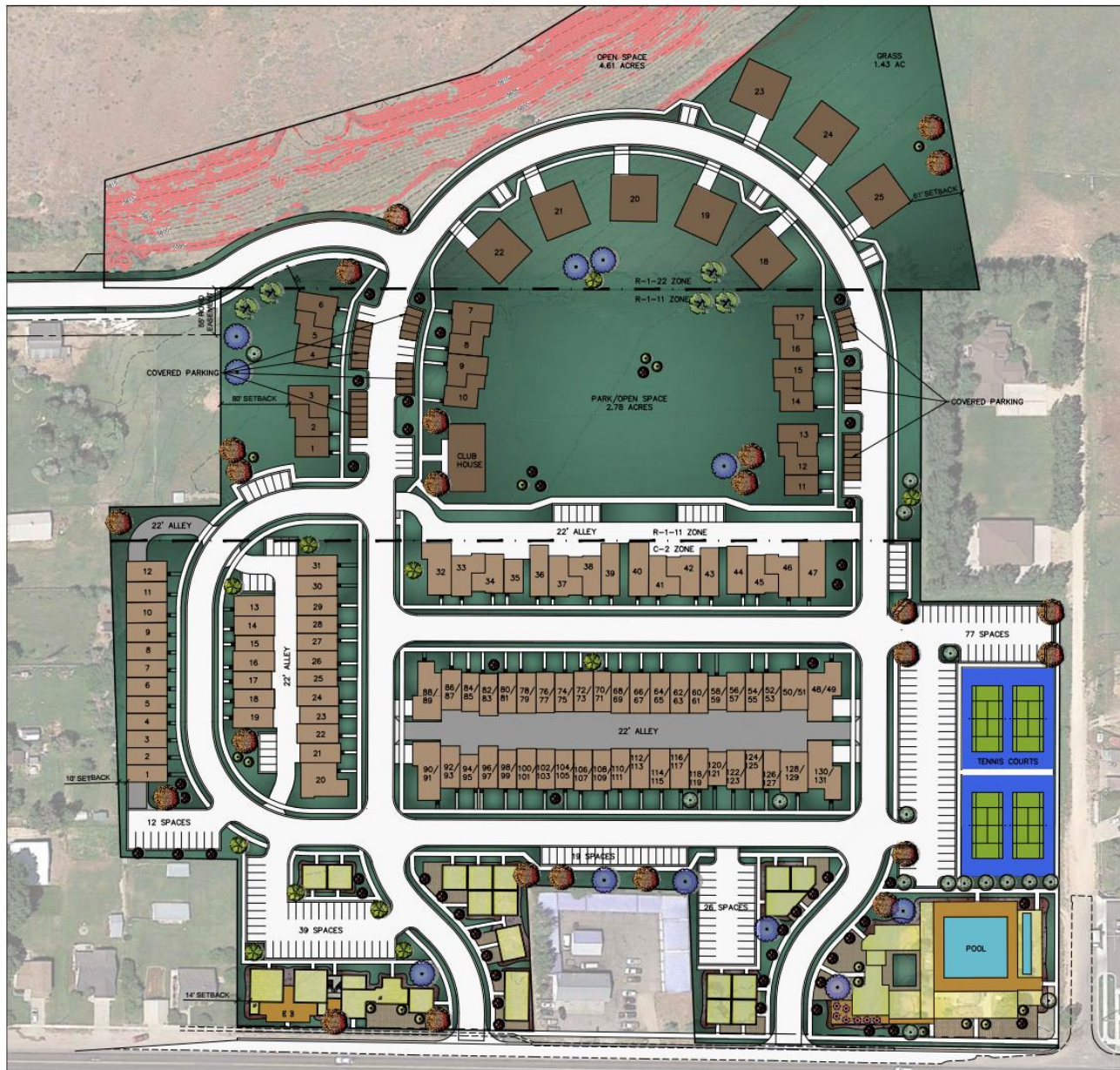
COTTAGE HOME DETAIL

LUSTER  
THE VILLAGE  
MASTER PLAN

**ENGINEERING**  
 RESOURCE GROUP, P.C.  
 380 E Main St. Suite 204,  
 Midway, UT 84049  
 PH: (435) 625-9789

DESIGN BY: CNB DATE: 31 MAR 2021  
 DRAWN BY: CNB REV: SHEET 3



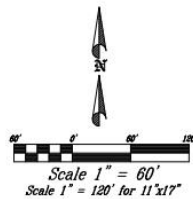


## PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL
	24	Autumn Blaze Maple / Acer freemanii "Autumn Blaze"	B&B	2" Cal
	11	Autumn Purple Ash / Fraxinus americana "Autumn Purple"	B&B	2" Cal
	51	Canada Red Chokeberry / Prunus virginiana "Canada Red"	B&B	2" Cal
	16	Quaking Aspen / Populus tremuloides	B&B	2" Cal
	11	Shademaster Locust / Gleditsia triacanthos inermis "Shademaster" TM	B&B	2" Cal
	16	Spring Snow Crab Apple / Malus x "Spring Snow"	B&B	2" Cal
	5	Weeping Willow / Salix babylonica	B&B	2" Cal
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	CONT	
	392,147 sf	Kentucky Bluegrass / Poa pratensis	sod	
MULCH	QTY	COMMON / BOTANICAL NAME	CONT	
	8,000 sf	4" Wood Mulch / 4" Wood Mulch	Mulch	

## LEGEND

- NON-BUILDABLE AREA (25%+ SLOPES)
- COMMERCIAL BUILDINGS (50,250 SF)
- RESIDENTIAL BUILDINGS C-2 ZONE (131 UNITS)
- PUD UNITS (25 UNITS)



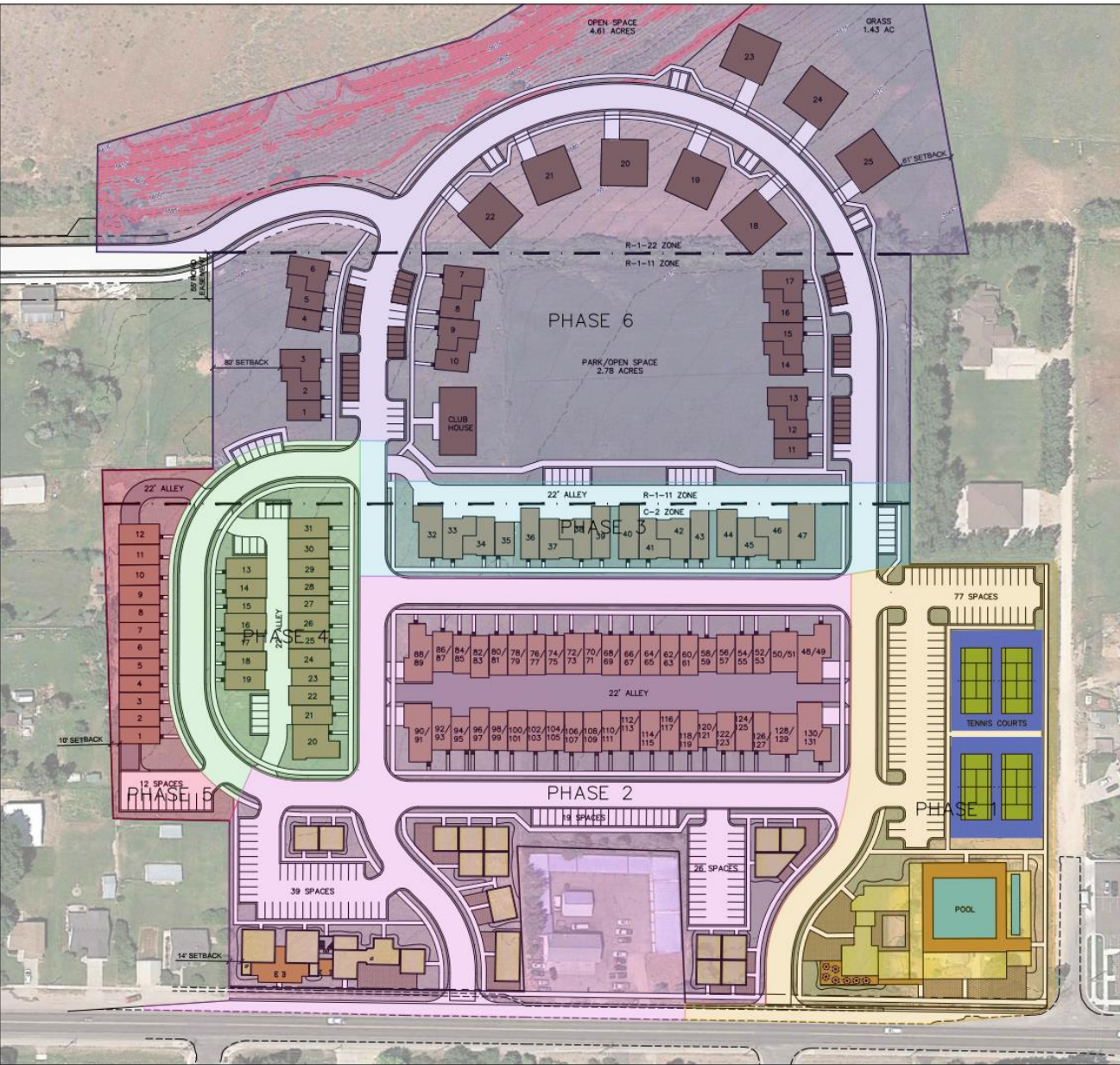
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PAUL B. HERSH, P.E.  
SERIAL NO. 220095  
DATE: 31 MAR 2021

LUSTER  
THE VILLAGE  
MASTER LANDSCAPE PLAN

**ENGINEERING**  
RESOURCE GROUP, P.C.  
380 E Main St. Suite 204,  
Midway, UT 84049  
ph: 435.616.5579

DESIGN BY: CNB DATE: 31 MAR 2021  
DRAWN BY: CNB REV: SHEET 4





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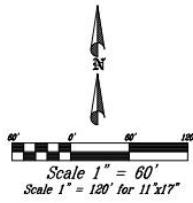
NOTES

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PHASING PLAN

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SERIAL NO. 220095  
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LUSTER  
THE VILLAGE

PHASING PLAN

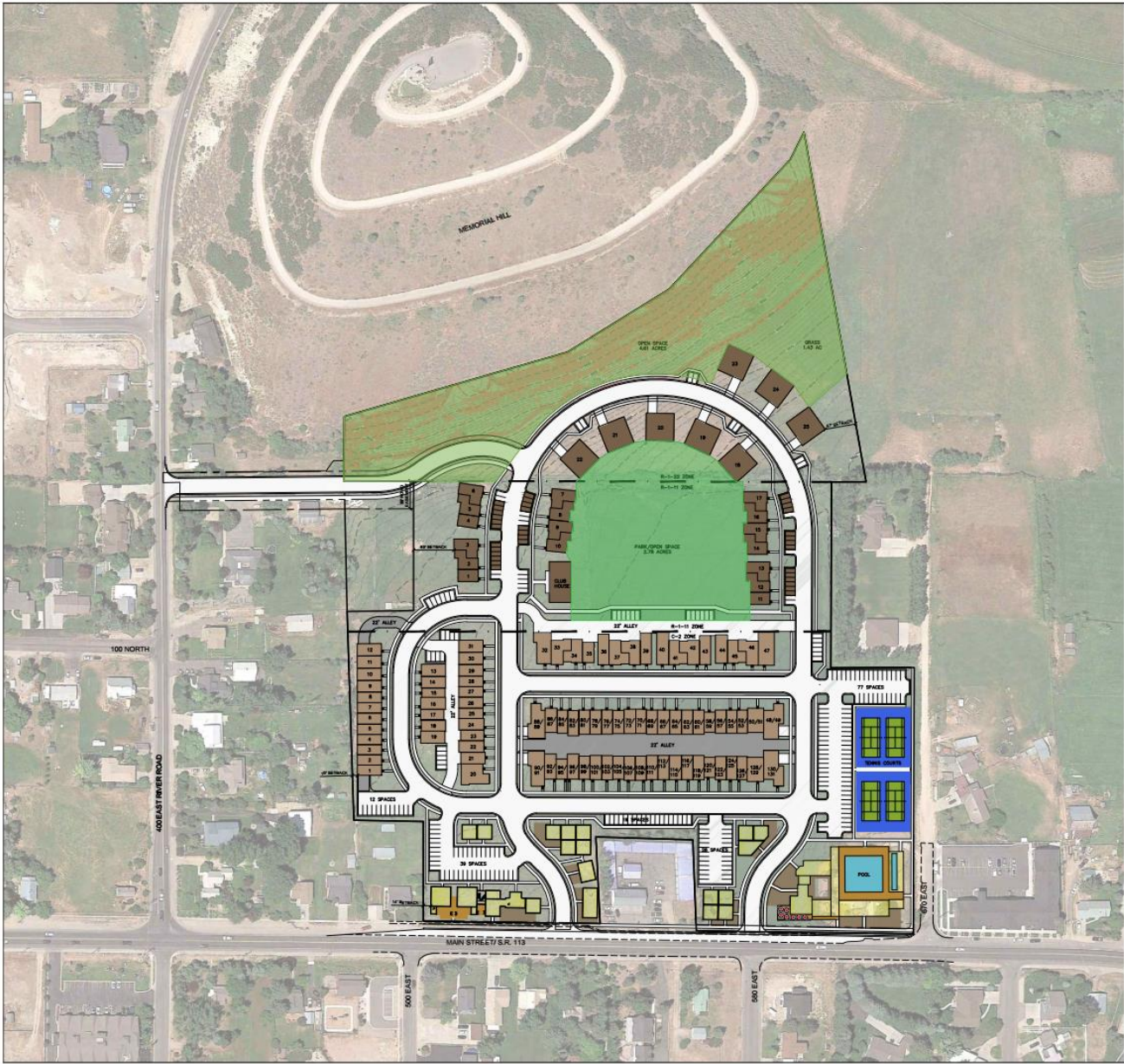
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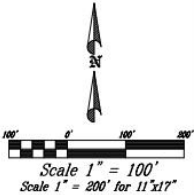
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R.O.W. DEDICATION	0.17 ACRES	
OPEN SPACE-PUD		
ZONE	AREA	OPEN SPACE %
R-1-11	5.77	2.78 48%
R-1-22	7.62	4.91 60%
	13.39	7.39 55%

- LEGEND
- NON-BUILDABLE AREA (25%+ SLOPES)
  - COMMERCIAL BUILDINGS (50,250 SF)
  - RESIDENTIAL BUILDINGS C-2 ZONE (131 UNITS) (106,292 SF)
  - PUD UNITS (25 UNITS)



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UNLESS SIGNED AND SEALED.  
PAUL D. WING, P.E.  
SERIAL NO. 220095  
DATE: 31 MAR 2021

LUSTER THE VILLAGE	
OPEN SPACE PLAN	
 <b>ENGINEERING</b>	
RESOURCE GROUP, P.C. 380 E Main St. Suite 204, Midway, UT 84049 ph. (435) 655-9789	
DESIGN BY: CNB DRAWN BY: CNB	DATE: 31 MAR 2021 REV: 6

# 5/4 CITY COUNCIL RECOMMENDED DISCUSSION ITEMS

- Further study was needed to determine the feasibility of the traffic study for the application including not having factored in already approved developments, insufficient data collection to be statistically valid, and clarifying the adjustment for the pandemic.
- Sensitive lands including the impact of the northern most road and possible retention walls.
- Specifics provided regarding how the north access road would impact sensitive areas.
- The north access road including a lack of specifics regarding the impact on River Road traffic.
- A site visit to examine the north access road and its impact on Memorial Hill.



# 5/4 CITY COUNCIL RECOMMENDED DISCUSSION ITEMS

- Clarify the water requirements including a different plan having been presented to the Water Advisory Board, which had a different housing configuration and did not have the pool, and the packet provided to the City Council mentioning a canal.
- Clarify the alley widths and accesses for height with the developer and the Wasatch County Fire District.
- Clarification of the sprinkler exemption, access to units one through twelve, and if sprinklers were not possible then a plan mitigating the 150-foot fire access requirement.
- Staff would work with the City Council on options for mitigating the feedback received or if they had additional questions.

# WATER BOARD RECOMMENDATION

- The Water Advisory Board as approved an estimated 192.16 acre-feet (this was calculated before the removal of some residential and the addition of the Midway Swim & Racquet Club) will need to be held by the City in escrow before the master plan can be recorded.
- The required water will be tendered to the City, per phase, before the recording of each plat.



# DISCUSSION ITEMS

- Roads and traffic circulation
  - 3<sup>rd</sup> access added to River Road
  - Public roads except for phase 6
- Traffic study
  - Possible off-site improvements
- Alley access
  - Snow removal
  - Trash removal

# DISCUSSION ITEMS

- Main Street improvements
- Public Participation Meeting
  - March 4, 2021
- Trails
- Architectural Theme
- Parking
  - Residential complies with requirements
  - Commercial, depending on the use, can meet the requirements



# DISCUSSION ITEMS

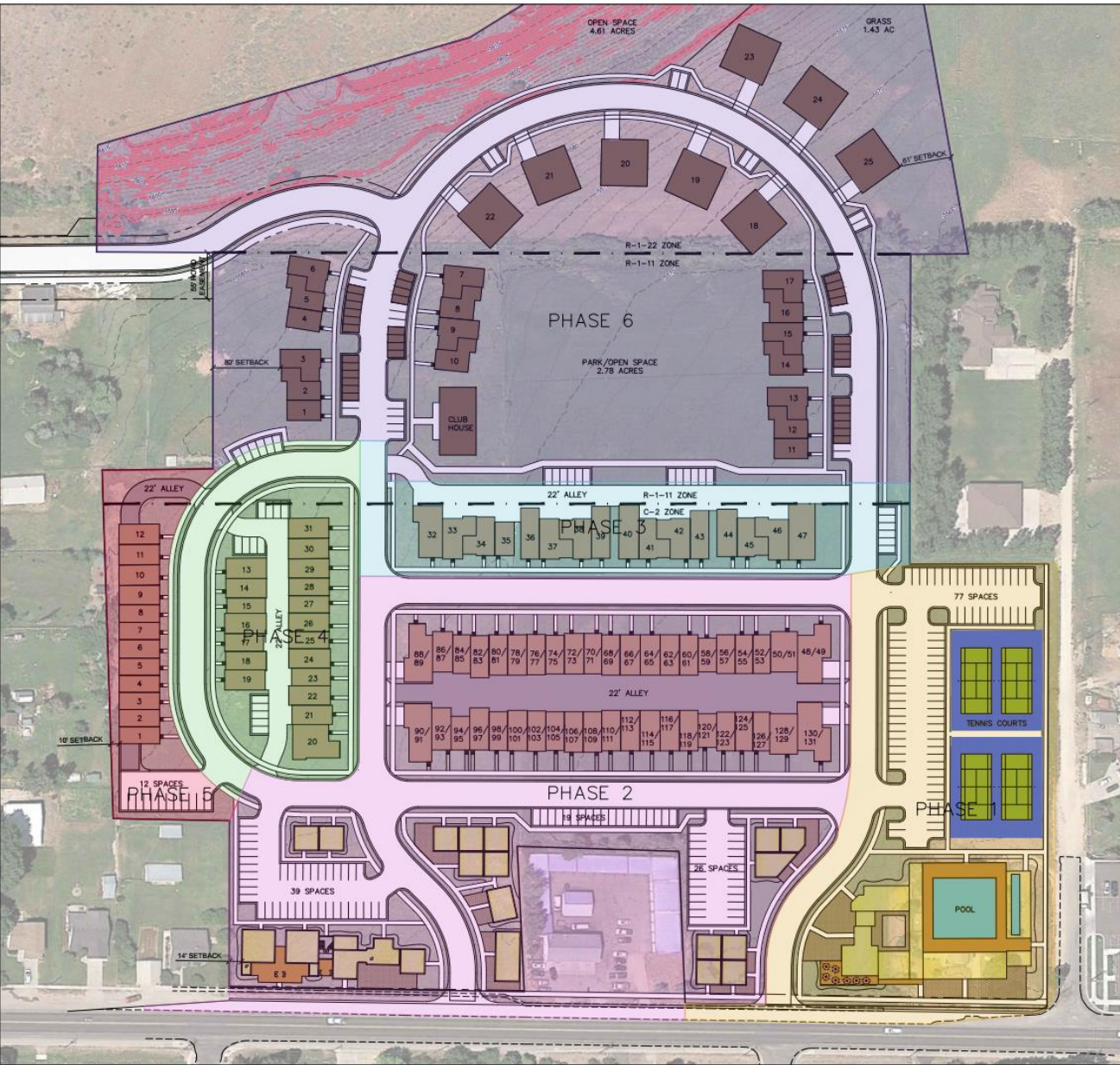
- Density
  - C-2 zone
    - 13.29 acres
    - 131 units
  - R-1-11
    - 5.77 acres
    - 17 units
  - R-1-22
    - 7.64 acres
    - 8 units





# DISCUSSION ITEMS

- Required commercial square feet
  - Commercial includes 3 floors
    - 63,250 square feet (20%)
  - Residential includes all the square feet in the structure
    - 252,998 square feet (80%)
- To assure that the commercial square feet requirement is met, staff is proposing that approvals of phases 4 and 5 (which are fully residential) are not approved for preliminary approval until the commercial structures are built.



AREA

TOTAL PROJECT AREA	27.47 ACRES
C-2 ZONE	13.29 ACRES
R-1-11 ZONE	5.77 ACRES
R-1-22 ZONE	7.44 ACRES
R.O.W. DEDICATION	0.17 ACRES

- LEGEND
- NON-BUILDABLE AREA (25%+ SLOPES)
  - COMMERCIAL BUILDINGS (50,250 SF)
  - RESIDENTIAL BUILDINGS C-2 ZONE (131 UNITS) (106,292 SF)
  - PUD UNITS (25 UNITS) (49,537 SF)

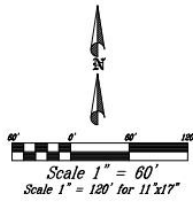
NOTES

TEMPORARY CUL-DE-SACS TO BE INSTALLED WITH PHASE 3 AS SHOWN.

PHASING PLAN

PHASE	AREA	COMMERCIAL	RESIDENTIAL	RESIDENTIAL UNITS	OPEN SPACE
1	3.46 AC	8,690 SF	29,052 SF	20	N/A
2	7.55 AC	20,540 SF	49,276 SF	84	N/A
3	1.71 AC	0 SF	23,265 SF	16	N/A
4	1.95 AC	0 SF	21,260 SF	19	N/A
5	0.85 AC	0 SF	12,486 SF	12	N/A
6	12.57 AC	0 SF	52,561 SF	225	14.03 ACRES
				176	

PHASE	IRRIGATED AREA	NON-IRRIGATED HILLSIDE
1	0.73 AC	0 AC
2	1.51 AC	0 AC
3	0.43 AC	0 AC
4	0.56 AC	0 AC
5	0.36 AC	0 AC
6	5.08 AC	5.25 AC



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LUSTER  
THE VILLAGE

PHASING PLAN

**BEACON ENGINEERING**  
RESOURCE GROUP, P.C.  
380 E Main St. Suite 204,  
Midway, UT 84049  
ph: (801) 655-9749

DESIGN BY: CNB  
DRAWN BY: CNB

DATE: 31 MAR 2021  
REV:

SHEET  
5



# DISCUSSION ITEMS

- Phases 3, 4, and 5 cannot be recorded until the correct ratio of commercial has been built to allow for the residential to be approved.
- Setbacks
- Height of structures
- Transient Rental Overlay Zone (TROD)
- All phases are required to be part of one Property Owners Association (POA)
- Water table
  - Ability to build basements and lower-level parking

# POSSIBLE FINDINGS

- The proposal will benefit the City financially by creating a greater tax base.
- The proposal may help the City better comply with State requirements regarding the ability to collect resort tax depending on the number of units that are rented on a short-term basis.
- The developer has provided a parking stall plan that complies with residential code requirements.
- The proposal does appear to comply with the requirement of 20% commercial square feet of the mixed-use portion of the plan.
- Groundwater must be addressed to assure the below grade parking areas and basements are feasible.



# VISUAL AND ARCHITECTURAL COMMITTEE RECOMMENDATION:

The Visual and Architectural Committee (VAC) has reviewed the conceptual architectural renderings for this project and has recommended general concept approval. All commercial and mixed-use residential buildings will be reviewed in detail by the VAC during the preliminary approval for each phase and before building permits are issued for any structures.

# PLANNING COMMISSION RECOMMENDATION:

**Motion:** Commissioner Wardle: I make a motion that we recommend that we approve the master plan for The Village. The proposed plan is a mixed-use development and a planned unit development. The proposal includes 63,250 square feet of commercial space in multiple buildings, 131 townhomes, 25 cottage homes, park, trails, clubhouse, and pool to be developed in six phases. The master plan is on 27.47 acres and contains 9.7 acres of open space. The property located at 541 East Main is in the C-2, R-1-11, and R-1-22 zones. We accept staff findings and conditions in the staff report. Along with adding the conditions that we continue with the water table study and traffic study and the UDOT street light at River Road and Main Street.

**Seconded:** Commissioner Ream

**Vice Chairman Bouwhuis:** Any discussion on the motion?

**Vice Chairman Bouwhuis:** All in favor.

**Ayes:** Commissioners: Wardle, Cliften, Ream, and Garland

**Nays:** Bouwhuis, Simons

**Motion: Passed**



# PROPOSED CONDITIONS

1. Open space is dedicated as part of phase 3 to comply with PUD open space requirements.
2. Piezometers are installed in multiple areas of the development to monitor water levels over the next few years, especially in the areas of phases 2-6. The piezometers will provide information regarding the water table over multiple years. This will give information regarding the ability to develop future phases. If the water table is a problem for some phases, then the master plan will need to be amended to continue to comply with code requirements.
3. The timing of required off-site improvements are established and included in the master plan agreement.

# **The Village**

## **Concepts and Vision**

**Daniel Luster 3/4/21**



## Plan Overview

## Vision

- Historic architecture
- Focus on walkability
- HOA managed gardens/yards
- Most parking is underground/garaged
- Commercial primarily restaurants, arts, and health

## Numbers

- 140 residential buildings (40 dual occupancy)
- 20% commercial (required)
- Public streets in commercial zone
- Private streets in residential zone

## Demographics

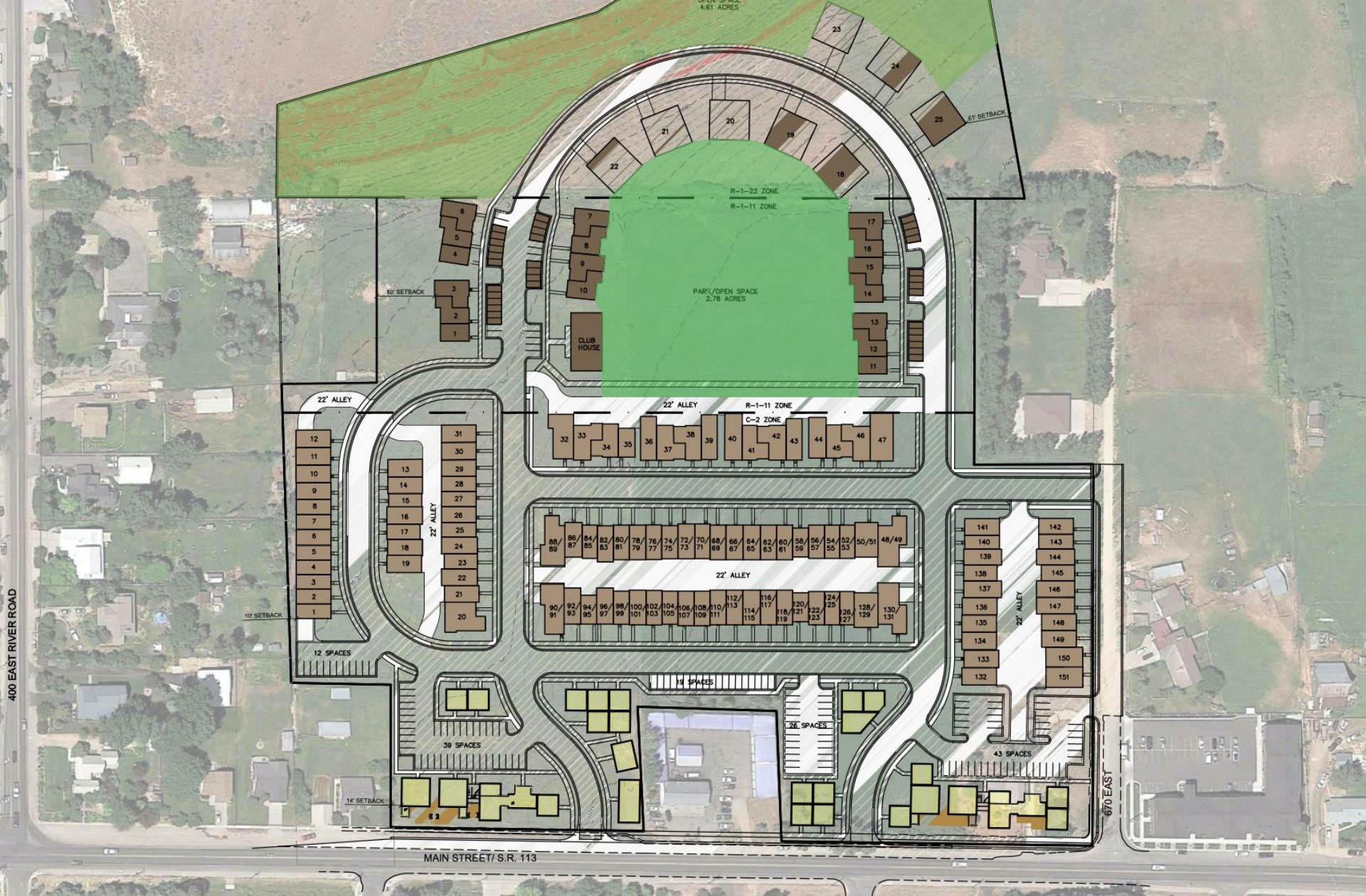
- \$550k-\$1M price range
- 1,800-4,000 sq ft
- 4-car garage per unit
- 50% 2nd homes
- Nightly rentable section near main
- Light commercial on first floor near main
- High-end double-lots for "mansion house"
- Low-end family on 1st floor, renting 2nd

## Amenities

- Walkable, connection to Memorial Hill (TBD)
- Swim/racket club, Midway residents can join (TBD)
- Restaurants, galleries (TBD)
- ~10 acres of open space









## Vision/Precedents: Residential Design



- Historic forms, rooflines, chimneys
- Quality materials, stone/plaster
- Walkable/bike-able
- “Smart growth” infill, not sprawl

## Vision/Precedents: Residential Design



- Gardens in front, cars in garage
- Clustering units in two to three buildings for scale



## Vision/Precedents: Residential Design



## Vision/Precedents: Residential Design





## Vision/Precedents: Mixed Use Transitional



- Two-table restaurant (near main)
- Live/work (flexible)

## Vision/Precedents: Mixed Use Transitional





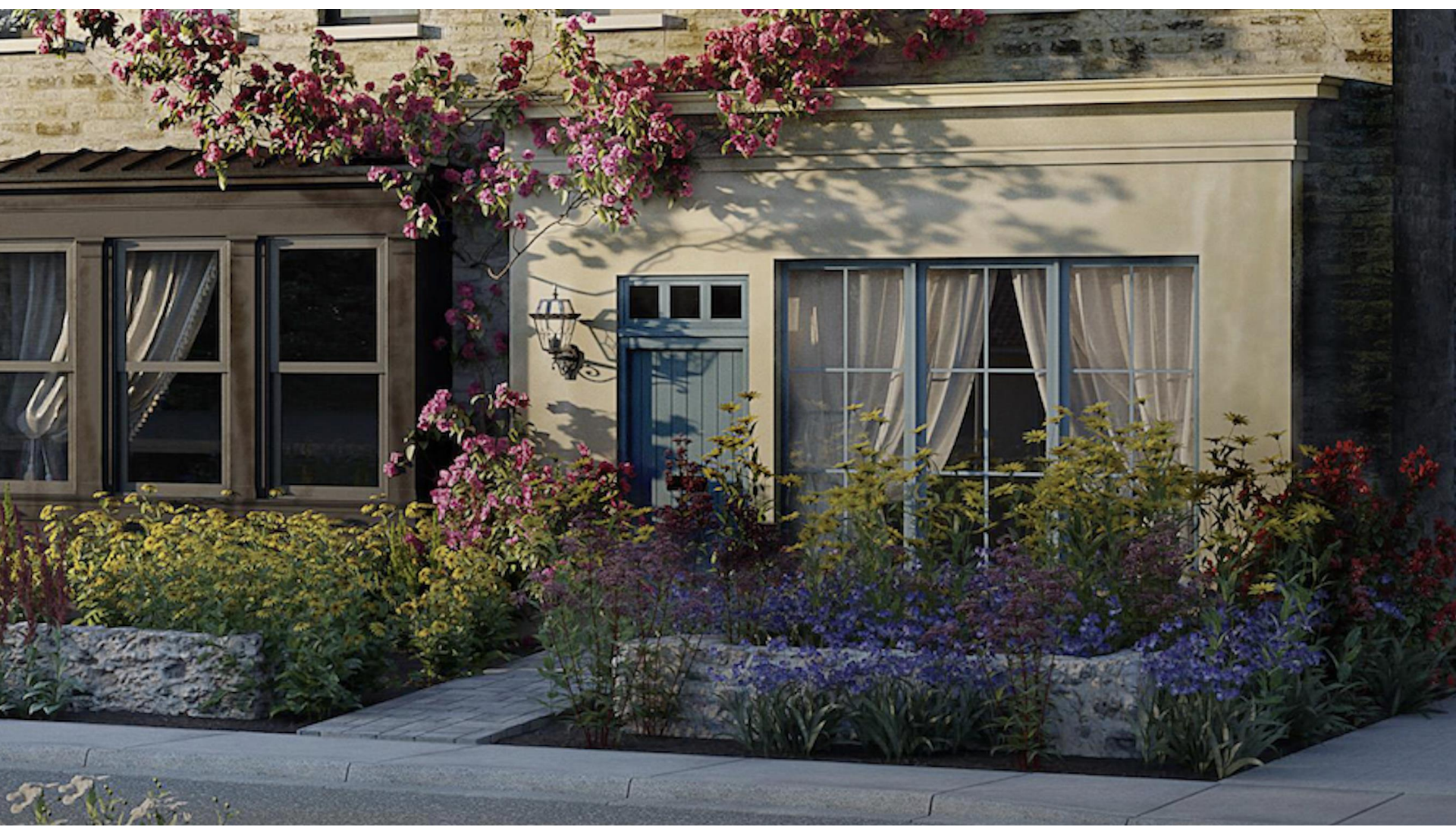
## Residential Rendering: Streetscape







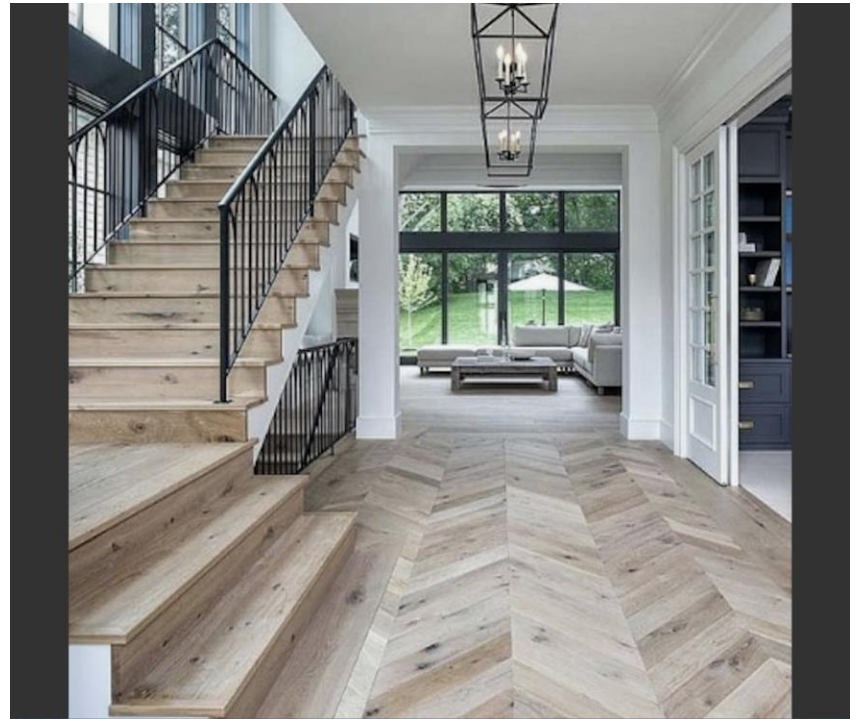












## Vision/Precedents: Commercial



- Rural Luxury
- Consistent with early stone buildings



## Vision/Precedents: Commercial



## Vision/Precedents: Commercial





## Vision/Precedents: Commercial

